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luxury row houses | **international
city**

an absolute villa township



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EXCLUSIVE LOW DENSITY LIVING

The 150 acre secured villa community with just 6 villas per acre*, International City offers presidential villas, duplex villas and luxury row houses.

IMMACULATE DESIGN AND PLANNING

The township has magnificent space planning, finest amenities and flawless execution that befit the lifestyle of the upper echelons.

INFRASTRUCTURE, NO LESS THAN THE BEST

Carefully planned infrastructure with well-designed roads, environment friendly initiatives such as solar lighting in public areas, organic waste convertors, STPs, 24 hour power back-up and rain water harvesting for hassle-free living.

IN THE COMPANY OF NATURAL GREENS

Large landscaped open spaces with lush eco-system, tree-lined avenues and green spaces on either side of the roads designed by International consultants.



ALL COMFORTS WITHIN REACH

Along with high-end villas and row houses, the township is in close vicinity to social infrastructure like schools, nursing homes, clinics, cafés, retail and commercial zone.



PREMIER CLUB LIFE

The club house at International City is spread across a lavish 2 acres and offers exclusive amenities such as indoor swimming pool, spa, gymnasium, tennis, badminton and squash courts in addition to banquet halls and dining.



**a life well spent in the
company of like-minded people**

dwarka expressway: the emerging hub of modern living

- As a part of the Gurgaon-Manesar Master Plan 2021, the 8 lane expressway will connect Dwarka to National Highway 8 and will have 30 metres of green belt on both the sides.
- At 150 meters, the 18 km expressway is going to be one of India's widest roads. In comparison, the current Delhi-Gurgaon expressway is 75 meters wide.
- The areas which fall in the periphery of this expressway, especially those close to Delhi are designed to become posh locales like Vasant Vihar, Shanti Niketan, West End Greens and the likes.
- The commercial belt along the Dwarka Expressway is attracting high-end retail, international hospitality brands and top MNCs.



LOCATED ACROSS SECTORS 109, 106 & 108,
JUST OFF THE DWARKA EXPRESSWAY,
IT IS THE CLOSEST TOWNSHIP TO DELHI
IN GURGAON

**international
city**



25 mins. **SOUTH DELHI**
Vasant Vihar
The Grand
Fortis Hospital, Vasant Kunj
Vasant Valley School
D.P.S. Vasant Kunj
J.N.U.
South Campus

20 mins. **CYBER CITY, GURGAON**
The Oberoi
Udyog Vihar
Office Complexes
Shri Ram School
Ambience Mall
The Leela

15 mins. **AEROCITY**
Hospitality District
JW Marriot
Holiday Inn
Lemon Tree Premier
MGM Grand*
Commercial Hub
Retail Hub

international city

Ansai Plaza
Columbia Asia Hospital
Umka Hospital
Commercial Zone
Gems International School
I.T.M. University

5 mins. **NEIGHBOURHOOD**

Diplomatic Enclave*
G.D. Goenka School
D.A.V. Public School
Park Plaza
Radisson Blu
Eros Metro Mall

10 mins. **DWARKA**

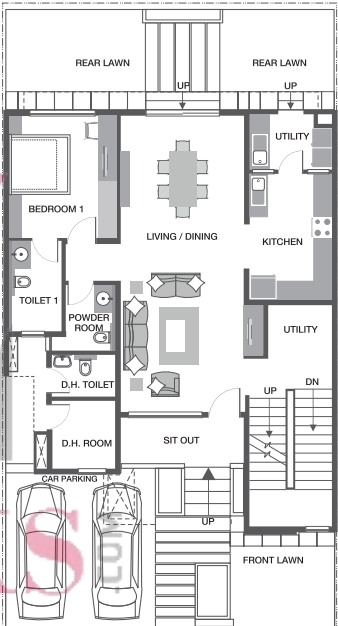


**row houses:
closely knit
villa lifestyle**



the grand ground floor

LIVING AND DINING | BEDROOM 1 WITH ATTACHED BATH
FRONT AND REAR LAWNS | KITCHEN WITH ATTACHED UTILITY
SIT OUT | MULTI-UTILITY SPACE | POWDER ROOM
STAFF PROVISION | TWIN CAR PARKS



Experience the poise of light and space for a more open and enhanced living experience. Built for a multitasking lifestyle, the homes are truly functional where every square foot serves a meaningful purpose.

Expansive living and dining space with access to rear lawn

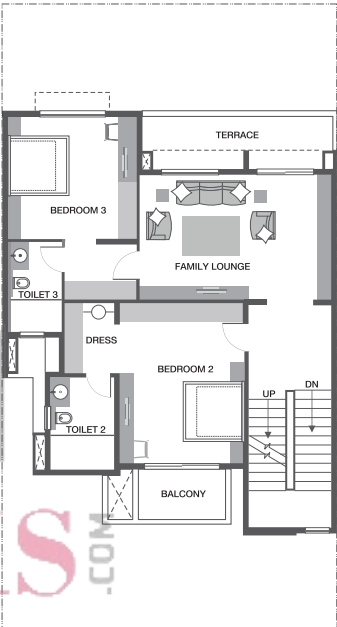
Functional and well ventilated bedroom with large French window overlooking the greens

Landscaped front and rear lawns for casual sit outs

Kitchen with attached utility, opening into rear lawn

the family first floor

FAMILY LOUNGE | MASTER BEDROOM WITH DRESS AREA AND MASTER BATH
BEDROOM 3 WITH ATTACHED BATH | LARGE LANDING AREA
FRONT BALCONY AND REAR TERRACE AREA



A spacious floor which provides enough flexibility to lay it out as per your lifestyle. Practically designed living space that is certain to become the heart of your home.

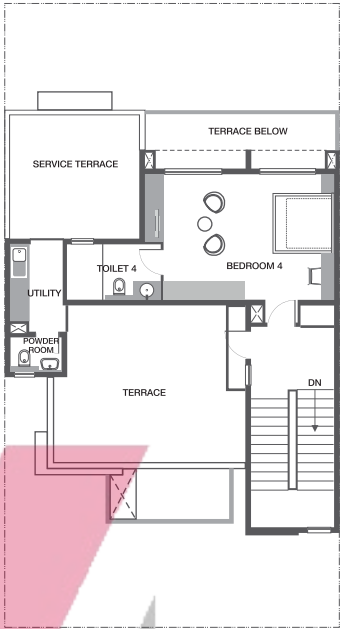
Generous size family lounge to laugh and share, watch and play, unwind and relax, opening to a spacious terrace

Large master bedroom with ample wardrobe space, attached master bath and balcony overlooking the front lawn

Well ventilated and naturally lit bedroom 3 with attached bath

the spacious second floor

LARGE BEDROOM WITH ATTACHED BATH
TERRACE AREA | POWDER ROOM | UTILITY
SERVICE TERRACE TO HOUSE UTILITIES

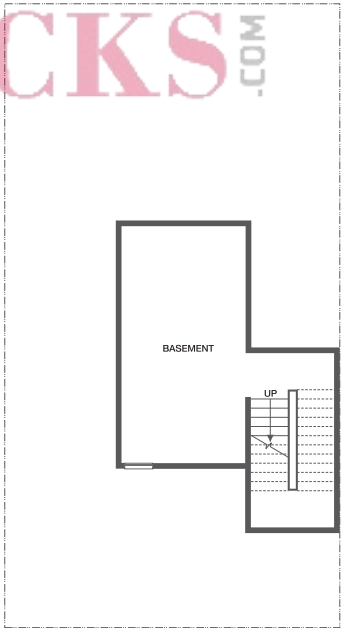


Lavishly spread bedroom 4
with the privilege of large
open terrace area

Large terrace area with a dedicated utility and
powder room ideal for barbeques and friendly
gatherings, the capacious terrace can also be
landscaped with choicest plants and sculptures



the boundless basement





LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
	ROW HOUSE	224 SQ.MT.

Disclaimer: The actual size of the plots may vary marginally.

PHASE 3 | international city

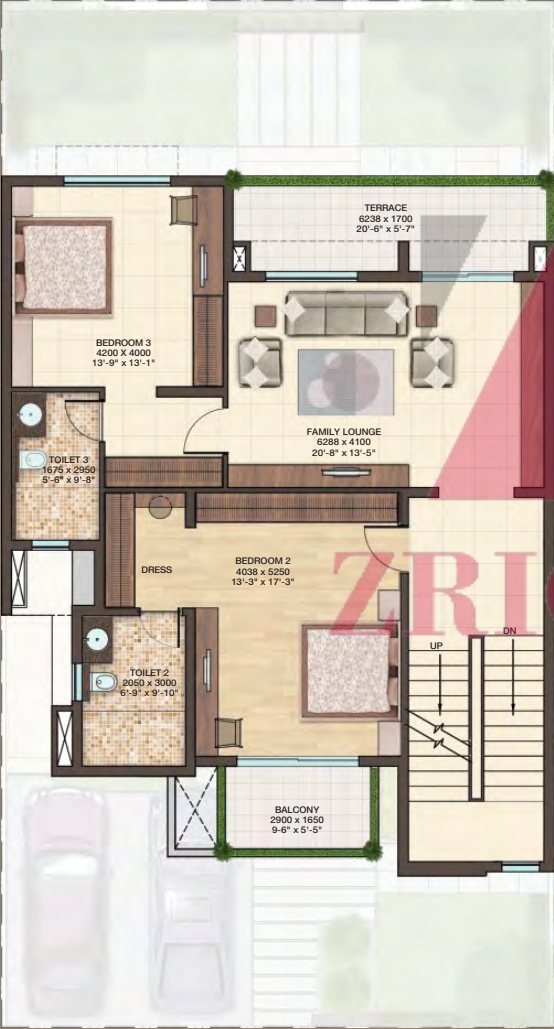
master plan



Row House:
Plot Area 224 sq.mt. | Saleable Built-up Area 382 sq.mt.



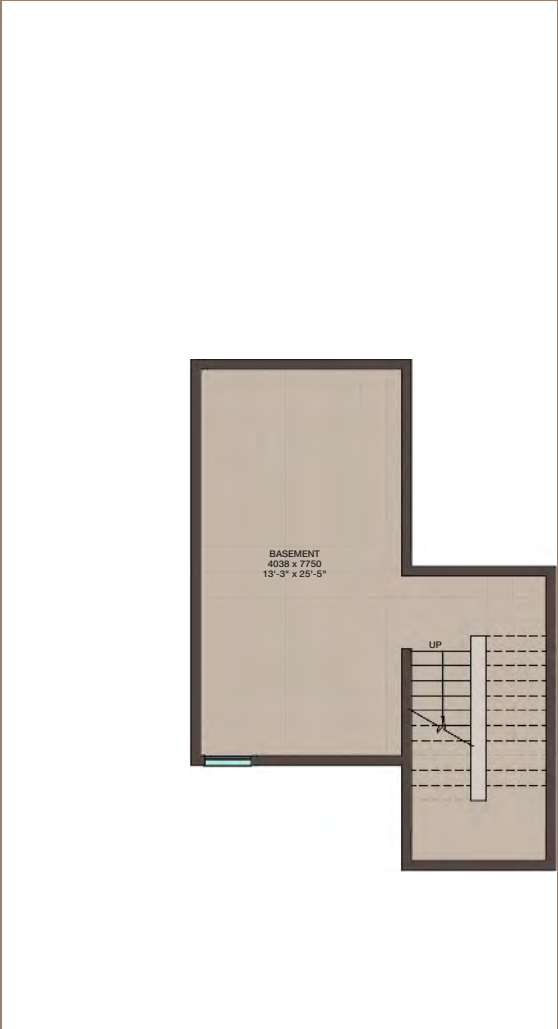
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT

row house specifications

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.
STONE CLADDING / TEXTURE PAINT ON EXTERIORS.
LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL/ ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET.
FULLY FITTED VRV AIR CONDITIONING.
24 HOUR POWER BACKUP.
HOT WATER SUPPLY TO ALL TOILETS & KITCHEN THROUGH CENTRALISED WATER HEATING SYSTEM.
PRESSURISED WATER SUPPLY SYSTEM.
PIPED GAS NETWORK PROVISION.

LIVING / DINING / FAMILY / PASSAGE	
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT
BEDROOMS	
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT
KITCHEN	
FLOORING	SUPERIOR QUALITY VITRIFIED TILES
WALLS	SUPERIOR QUALITY CERAMIC WALL TILING FROM FLOOR TO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY
UTILITY AREA	SUPERIOR QUALITY CERAMIC TILE FLOORING, SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING & GRANITE COUNTER WITH SINK
BALCONIES	
FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	NATURAL / ENGINEERED STONE COPING / GLASS / SS
BATHROOMS / TOILETS	
WALLS	NATURAL / ENGINEERED STONE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	NATURAL / ENGINEERED STONE FLOORING IN MASTER BATHROOM & SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING IN OTHER BATHROOMS
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP, SHOWER PARTITION WITH PANEL IN ALL BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTABLE MAKE

DOORS	
MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES WITH 60 MM THICKNESS
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE & INSIDE LAMINATE TIMBER FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINIUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINIUM WINDOWS & VENTILATORS

UTILITY ROOM	
FLOORING	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING
TOILET	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING & SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING. STANDARD SANITARYWARE AND FITTINGS

BASEMENT	
FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING

STAIRCASE	
SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS GLASS RAILING WITH SS / WOODEN HANDRAIL	

SECURITY	
VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE. EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM.	

CAR PARKING	
2 OPEN CAR PARKS	

LANDSCAPE	
DESIGNER LANDSCAPING	

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.

**an organization where quality
meets excellence, technology meets
aesthetics and passion meets perfection**

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INFOSYS GLOBAL EDUCATION CENTRE II, MYSORE IS THE LARGEST MONOLITHIC STRUCTURE
CONSTRUCTED IN INDEPENDENT INDIA WITH A BUILT-UP AREA OF OVER 1 MILLION SQ.FT.





Sobha City, Thrissur: A 55 acre integrated township including a 6.5 acre lake - one of the biggest rainwater harvesting facilities in the country



Sobha Lifestyle, a Villa Project in Bangalore.
Winner of Best Residential Project in Ultra Luxury Segment-Bangalore by CNBC Awaaz Real Estate Awards 2013



PASSION
AT WORK

Sobha Developers Ltd. is a delivery focused and quality driven organization. It is perhaps the only backward integrated real estate company in India to have a legacy of monarchical palaces and presidential suites, with proven credentials of having delivered more than 58 million sq.ft., 300 domestic projects and over 150 international projects.



SELF BELIEF
TO EXCEL

Quality consciousness at Sobha percolates to all levels of management and skilled workforce. With top management supervision and German quality precision, Sobha remains the quality benchmark in the industry.

Superior quality is achieved by paying attention to the minute details in systems, processes, designs and execution of all activities. With such focus, at Sobha, we strive to deliver best product in a timely and safe manner.



SELF RELIANT
CONSTRUCTION CAPABILITY

Perhaps India's only backward integrated real estate organization, competent to deliver a project from conceptualization to completion.

Infact the in-house woodworking factory, set up to manufacture doors, is one of the largest of its kind in India.

Everything from aesthetic design, quality metal glazing, to best in class interiors and high grade concrete products is done in-house.



SOBHA ACADEMY FOR HANDS-ON
TRAINING BY GERMAN EXPERTS

The Sobha Academy, set up at Bangalore, is a unique centre for learning that offers workplace skill development programs.

Sobha Academy produces tradesmen skilled in tiling, granite masonry, gypsum works, water-proofing, electrical and plumbing works.

It imparts continuous training to the Company's engineers and skilled manpower.

The training elevates their skills and enables them to deliver a finished product of superlative quality.



PROVEN 58 MILLION
SQUARE FEET TIMES

88 completed real estate projects

234 completed contractual projects

24 cities of Sobha presence

Over 6 million sq.ft. of development per year in the last 5 years

Over 3000 talented workforce